

DRAFT AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 11 day of 11 in the year two thousand and sixteen 16
(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

«Kennewick School District #17 »« »
«1000 W. Fourth Avenue »
«Kennewick, WA 99336 »
« »

and the Contractor:

(Name, legal status, address and other information)

« »« »
« »
« »
« »

for the following Project:

(Name, location and detailed description)

«Westgate Elementary School Replacement»
«2514 West 4th Avenue »
«Kennewick, WA 99336 »

The Architect:

(Name, legal status, address and other information)

«NMEC Architecture & Interiors »« »
«1 N. Monroe St., Suite 200 »
«Spokane, WA 99201 »
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA® Standard Form. An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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Aia Document A101 2007

Lawrence R. Moelmann



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The Architect's Handbook of Professional Practice American Institute of Architects, 2011-09-26 Architects must be proficient in a variety of business practices to contribute to manage or launch a successful firm They are responsible for the same kind of legal financial marketing management and administrative activities as any other professional Within these broad categories however there are many details including professional standards and documents that are unique to the profession of architecture *Construction Process Planning and Management* Sidney M Levy, 2009-09-24 By their very nature construction projects can create seemingly endless opportunities for conflict Written by a best selling author with over 40 years of experiences in the construction and general contracting business *Construction Process Planning and Management* provides you with the necessary tools to save time and money on your construction project In this book Sid Levy provides valuable advice for avoiding or working through the common problems that are a result of the long term nature of construction projects failure to select a project delivery system appropriate to the project incomplete drawing and specifications unrealistic scheduling poor communication and coordination among participants and inadequate contract administration From project genesis through design development to contractor and contract selection on to construction oversight punch list and successful project close out this book will point out those pitfalls to avoid and offer practical advice at every step along the way Administer the general construction process including solicitation of contractor's qualifications pre qualify bidders comparative analysis of bid packages recommendation for contract award contract document negotiation and documentation of job change orders Provide Project Planning and on site management and coordination of all construction projects Ensure compliance of building construction rules and regulations and collaborate with chief engineers to monitor quality of construction Conduct technical plan review of construction documents and submit written responses identifying required corrections or changes Design implement and oversee Company standards for construction policies practices and processes *The Law of Performance Bonds* Lawrence R. Moelmann, 2009 **Handbook of Green Building Design and Construction** Sam Kubba, 2016-10-15 *Handbook of Green Building Design and Construction* LEED BREEAM and Green Globes Second Edition directly addresses the needs of building professionals interested in the evolving principles strategies and concepts of green sustainable design Written in an easy to understand style the book is updated to reflect new standards to LEED In addition readers will find sections that cover the new standards to BREEAM that involve new construction Infrastructure data centers warehouses and existing buildings Provides vital information and penetrating insights into three of the top Green Building Codes and Standards applied Internationally Includes the latest updates for complying with LEED v4 Practices and BREEAM Presents case studies that draws on over 35 years of personal experience from across the world **Print and Specifications Reading for Construction** Ron Russell, 2024-03-06 Updated guidance for accurately interpreting graphic and written construction documents including commercial ones *Print and Specifications*

Reading for Construction is an easy to understand yet comprehensive manual on how to interpret construction documents including the often quite complicated construction specifications for commercial building projects covering both the graphic and written sets and demonstrating how they relate to each other Complete sets of construction documents for three actual building projects are available on the book companion website Practice questions and exercises are included throughout the text to aid in seamless reader comprehension and information retention Written by a highly qualified author with more than three decades of experience in the field Print and Specifications Reading for Construction includes information on Basics of construction plan reading and relevant terminology including architectural structural mechanical electrical plumbing and civil drawings and specifications Use of schematics in today s construction environment and updates on soils and structural members Terminology and practical applications of BIM and sustainability and clearly illustrated descriptions of various structural members Real construction problems in large scale residential and commercial projects via included sample sets Covering both print reading and key construction specifications Print and Specifications Reading for Construction is an easy to understand accessible and completely comprehensive guide on the subject for students in construction management and construction technology programs *Standards of Practice in Construction Specifying* Dennis J. Hall,Nina M.

Giglio,2013-05-22 Construction Specifications provide critical information necessary to convey the design intent of the Architect and the legally enforceable contract requirements Many factors must be considered by the Architect in the development of written construction documents including project delivery method project ownership sustainability and code requirements This companion guide to the 2013 AIA National Convention Presentation Architect s Guide to Construction Specifications provides excerpts from important industry publications regarding the preparation of construction documents Material was carefully selected from the following books CSI Construction Specifications Practice Guide Architect s Guide to the US National CAD Standard CSI Construction Contract Administration Practice Guide Architect s Handbook of Professional Practice 14e Additional excerpts have been provided from CSI Formats to provide an overview of organizational standards for Specifications including MasterFormat SectionFormat PageFormat PPDFormat Added material includes examples for comment document types which can also be used as templates Outline Specification Short Form Specification Certification and Seals Page and Addendum This e only book is an essential companion to the presentation or can stand alone as a necessary reference providing users ready access to key understanding of the methods of specifying organizing structures for building information and other components that should be considered in the preparation of a project manual

The CSI Sustainable Design and Construction Practice Guide Construction Specifications Institute,2013-09-25 The CSI Sustainable Design and Construction Practice Guide is a compilation of information and recommended best practices for those who participate in the design and construction of commercial level sustainable facilities It offers guidelines and standards for applying sustainable design and construction principles in practical terms This Practice Guide includes an

overview of sustainable design standards and rating systems an overview of green products and systems and how to evaluate them the lifecycle of a building and the roles and responsibilities of members of the design and construction team

International Contractual and Statutory Adjudication Andrew Burr, 2017-04-07 A compilation of commentaries on the various jurisdictions where there either is or is planned a statutory adjudication system this is a review of such systems worldwide in the commercial and construction fields It features analysis by specialist advisory editors on the adjudication system in place in each separate jurisdiction together with a copy of the relevant local legislation and permits a comparative approach between each This book addresses statutory adjudication in a way that is practically useful and academically rigorous As such it remains an essential reference for any lawyer project manager contractor or academic involved with the commercial and construction fields Pre-Construction Issues 2009 Edition , **Construction Contracting** Richard H. Clough, Glenn A. Sears, S. Keoki Sears, Robert O. Segner, Jerald L. Rounds, 2015-04-06 The definitive contracting reference for the construction industry updated and expanded Construction Contracting the industry s leading professional reference for five decades has been updated to reflect current practices business methods management techniques codes and regulations A cornerstone of the construction library this text presents the hard to find information essential to successfully managing a construction company applicable to building heavy civil high tech and industrial construction endeavors alike A wealth of coverage on the basics of owning a construction business provides readers with a useful checkup on the state of their company and in depth exploration of the logistics scheduling administration and legal aspects relevant to construction provide valuable guidance on important facets of the business operations This updated edition contains new coverage of modern delivery methods technology and project management The field of construction contracting comprises the entire set of skills knowledge and conceptual tools needed to successfully own or manage a construction company as well as to undertake any actual project This book gives readers complete up to date information in all of these areas with expert guidance toward best practices Learn techniques for accurate cost estimating and effective bidding Understand construction contracts surety bonds and insurance Explore project time and cost management with safety considerations Examine relevant labor law and labor relations techniques Between codes standards laws and regulations the construction industry presents many different areas with which the manager needs to be up to date on top of actually doing the day to day running of the business This book provides it all under one cover for the project side and the business side Construction Contracting is a complete working resource in the field or office

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